



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-062 - FINAL PLAT - Journey Church, Lot 1 & Tract A
Applicant	BHC Rhodes
Property Address	1601 SW M-150 Hwy
Planning Commission Date	May 14, 2020
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: n/a
Newspaper notification published on: n/a
Radius notices mailed to properties within 300 feet on: n/a
Site posted notice on: n/a

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Attachments

Final Plat, dated April 14, 2020
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	BHC Rhodes /Engineer
Applicant's Representative	Eric Byrd
Location of Property	1551 & 1601 SW M-150 Hwy
Size of Property	±21.6 acres
Number of Lots/tracts	1 lot & 1 tract
Zoning	AG (Agricultural District)
Comprehensive Plan Designation	Low-density Residential
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
1551 SW M-150 Hwy – Large lot residential with a single family home and barn 1601 SW M-150 Hwy – Existing Journey Church International

Description of Applicant's Request
The applicant proposes a final plat to merge the two parcels addressed 1551 and 1601 SW M-150 Hwy into one lot and one tract on approximately 21.6 acres for expansion of the Journey Church International campus. The proposed final plat dedicates additional right-of-way to extend SW Stoney Brook Dr. to the western plat boundary.

2. Land Use

Description and Character of Surrounding Area

The properties are located at 1551 & 1601 SW M-150 Hwy and are flanked on the east and west by large lot single-family homes. To the south is the Napa Valley single-family subdivision. North across M-150 Hwy is a mix of vacant undeveloped lots in the Arborwalk subdivision and Holy Spirit Catholic Church.

Adjacent Land Uses and Zoning

North:	Church & undeveloped lots / PMIX (Planned Mixed Use)
South:	Napa Valley subdivision / PMIX (Planned Mixed Use)
East:	Large lot single-family / AG (Agricultural District)
West:	Large lot single-family / AG(Agricultural District)

Site Characteristics

The current 19,686 sq. ft. Journey Church International building and associated parking lots are located at 1601 SW M-150 Hwy. A 2,730 sq. ft. single family home and barn are located at 1551 SW MO-150 Hwy; a large pond is located at the south end of this property as well. The subject sites are bordered by SW M-150 Hwy to the north.

Setbacks

Yard	Proposed	Required
Front	100' (Major Street) 50' (all other streets)	100' (Major Street) 50' (all other streets)
Side	50'	50'
Rear	50'	50'

3. Unified Development Ordinance (UDO)

Section	Description
4.060	AG (Agricultural District)
7.140, 7.150	Final Plats

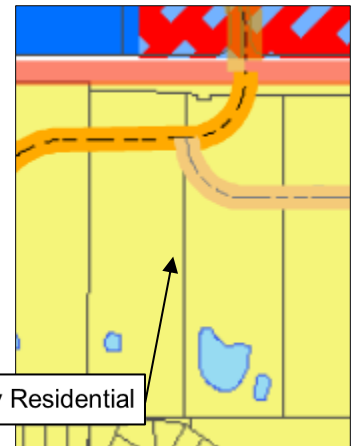
This final plat is for one lot and one tract on approximately 21.6 acres. The proposed final plat is consistent with the preliminary plat and dedicates additional right-of-way to extend SW Stoney Brook Dr. the western plat boundary.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4

Comprehensive Plan

The subject site is identified as Low Density Residential by the 2005 Comprehensive Plan Land Use Map. This residential category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to single-family subdivisions with a maximum density of what the UDO allows. This use category also accommodates public uses, such as schools, libraries, churches, fire stations, parks and open space. The proposed use is consistent with the land use recommended by the Comprehensive Plan for the area.



5. Analysis

Background and History

- June 19, 2014 – A final development plan (Appl. #PL2015-033) for a parking lot serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- September 17, 2015 – The City Council approved the preliminary development plan (Appl. #PL2015-075) for Journey Church International by Ord. #7705.
- December 15, 2015 – A final development plan (Appl. #PL2015-154) for Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- July 1, 2016 – A final development plan (Appl. #PL2016-115) for a parking lot expansion serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- October 2, 2018 – A final development plan (Appl. #PL2018-132) for a parking lot expansion serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- December 26, 2018 – A final development plan (Appl. #PL2018-195) for a building expansion at 1601 SW M-150 Hwy was administratively approved.
- February 18, 2020 – The City Council approved the preliminary development plan (Appl. #PL2019-380) for The Journey Church International expansion, by Ordinance No. 8814.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a

certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following the first ordinance reading by City Council until the infrastructure requirements are met.

Compatibility

The proposed final plat is substantially consistent with the approved preliminary plat. The proposed lot and tract are compatible with the surrounding uses.

Adverse Impacts

The proposed plat will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

Public facilities and services will be constructed and made available as part of the plat to meet the demand for services generated by the proposed use.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. All centerline bearings, distances, and curves on Stoneybrook. The centerline from M-150 on pg. 2 shows a distance of 4.13, bearing N01-58-44E. However, on pg. 1, there is no straight segment listed.
2. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

6. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
7. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.300 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.